



CITY OF GREENWOOD

REPORT OF TECHNICAL REVIEW COMMITTEE

Docket#: PC2006-13 Date of Report: 3/1/06

Project: University Park, Section 9 – Secondary Plat

Representative: Max Cooper (Projects Plus), Fred Lineberger, Bill Evans (CP Morgan)

TRC Members Present: Chairman: Lowell Weber (Planning), Deborah Luzier (Planning), Paul Peoni (Engineering), Kevin Riddle (Engineering), Tracy Rumble (Fire), Keith Meyer (Sanitation), Diana Mercer (Water), Jeff Wilham (REMC)

Project Description:

Secondary plat for Section 9 of University Park, containing 61 lots.

Minutes/Comments:

Max Cooper, Project Plus, introduced the project. He stated that Section 6 is sold out and this Section 9 is the continuation of the larger homes from Section 8. The target date for beginning site work is May 1.

Tracy Rumble, Fire Department, distributed written report. He mentioned that the existing hydrant by lot 45 is not shown on the plan. He went on to mention that there has been an on-going problem in University Park, especially Section 6, with contractors and other workers blocking the fire hydrants during construction. The signs that were placed along the streets for parking on only one side are not effective.

Diana Mercer, Indiana-American Water, said that the NOI has been submitted to IDEM. She said that she has not submitted her review letter yet, but only a couple of revisions are needed.

Jeff Wilham, REMC, had no comments.

Keith Meier, Sanitation, had no comments.

Paul Peoni, Engineering, pointed out that there are paths associated with this section and that review by the Parks Department is needed.

Kevin Riddle, Engineering, asked that as-built information be added to the plans for the existing pond. He went on to say that behind lots 191-188, drainage is in common area and needs to be a drainage easement. Unfortunately, there's landscaping there too. Riddle noted that structure #891 needs sump added to the plans.

Riddle said that the guard rail on Griffith Road needs to wrap around the corner of the pond. Peoni added that the guardrail needs to be INDOT approved and meet current ordinance.

Riddle asked that a detail and drainage notes for the area behind lots 167-168 be added. He said that he doesn't recall seeing details for Lake #6 coming in with the plans for Section 8. Lineberger said that the details came in with Section 1. Cooper said that he doesn't remember if details were submitted or not. Riddle asked that details for Lake #6 be submitted with this section, regardless if it was submitted in the past.

Riddle mentioned that corner grading details are needed for Lots 174-175. Also, add a "Lake Access Easement" for drainage between lots 192 and 193 and also between lots 180-181. Provide a comment on the actual plat with a definition for this easement.

Peoni requested an overall traffic control plan be submitted for University Park. In addition, the speed limit signs need to be adjusted for this section.

Peoni noticed that the plat includes property to the east that has not been acquired yet. Acquisition needs to be secured before a Land Alteration Permit can be issued.

Lowell Weber, Planning, said that plans are subject to further review by Ed Ferguson (Planning) for landscaping and Evan Springer (Parks) for paths. Furthermore, provide Tony Magnabosco (Planning) with a list of street names.

Motion to approve comments by Paul Peoni, second by Kevin Riddle. Motion passes unanimously.

The Technical Review Committee, having reviewed the above plat/plans and related documents, makes the following report:

*That the Plat and/or Plans have been prepared in accordance with the terms of the SUBDIVISION CONTROL,
STORMWATER DRAINAGE AND ZONING ORDINANCES*

With the following conditions:

1. Inspection agreement, performance guarantees, and dedications shall be executed with the BPWS prior to issuance of land alteration permit.
2. Sewer Availability Fee (SAF) shall be paid prior to issuance of building permit.
3. Sanitary sewer plans shall be subject to review and approval by outside city consultant.
4. Plans shall note that the developer is responsible for completing all improvements in compliance with city standards and ordinances and the project engineer is responsible for design of all improvements in compliance with city standards and ordinances.
5. Landscape plans shall be subject to revision as per written staff report.
6. All written comments listed in Fire Department's report shall be met. (attached)
7. Plans are subject to further review by Evan Springer (Parks) for paths.
8. Add as-built information for the existing pond.
9. Drainage behind lots 188-191 is in common area and needs to be in a drainage easement.
10. Structure #891 needs sump added to the plans.
11. Guard rail on Griffith Road needs to wrap around the corner of the pond and meet INDOT and current ordinance standards.
12. Add detail and drainage notes for the area behind lots 167-168.
13. Add details for Lake #6, regardless if it was submitted in the past.
14. Add corner grading details for Lots 174-175.
15. Add a "Lake Access Easement" for drainage between lots 192 and 193 and between lots 180-181. Provide a comment on the actual plat with a definition for this easement.
16. Submit overall traffic control plan for University Park and adjust the speed limit signs for this section.
17. Acquire property to the east before a Land Alteration Permit can be issued.
18. Provide a list of street names for review